



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR., ST. PETERS, MO 63376**  
**OCTOBER 4, 2023**  
**6:30 P.M.**

- a. CALL TO ORDER**
- b. INVOCATION**
- c. PLEDGE OF ALLEGIANCE**
- d. ATTENDANCE**
- e. MINUTES**
- f. COMMUNICATIONS AND REPORTS OF OFFICERS**

**g. OLD BUSINESS**

**1. Public Hearings and Site Plans:**

- a. Petition RZ 23-03 – Lombardo Homes of St. Louis, LLC c/o Sterling Engineering: a request for a change of zoning from C-3 General Commercial District to a Planned Urban Development (PUD) to allow attached single family homes on a 22.32 +/- acre tract. The subject site is located on the south side of Highway 364/South St. Peters Parkway, east of Cinnamon Hills Drive. (Ward 4)
- b. Townhomes at Lienemann Place: south side of Highway 364/South St. Peters Parkway, east of Cinnamon Hills Drive. (Ward 4)

**h. NEW BUSINESS**

**1. Record Plats:**

- a. Richmond Grove: terminus of Richmond Center Court, west of Richmond Center Blvd. (Ward 1)

**2. Public Hearings:**

- a. Petition SU 23-08 – Webcorp d/b/a Tactical Shit: a request for a Special Use Permit in the C-3 General Commercial District for a 1.0 +/- acre tract. The subject site is located on the north side of I-70 Service Road North, west of Shady Springs Drive (4110 I-70 Service Road North). Proposed use: firearm sales and service, including firearms transfers. (Ward 1)

- b. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.
  - A review of modifications to Special Use Permits in all districts, hens (size of coop and buffering), Home-Based Work (short term rental annual inspections), and Parking (driveway expansions as a percentage of the front yard and driveway materials).

**3. Public Hearings and Site Plans:**

- a. Petition RZ 23-04 – Pinnacle Land Development, LLC c/o Sterling Engineering: a request for a change of zoning from R-1A Single Family Residential District to a Planned Urban Development District (PUD) to allow single family homes on a 18.37 +/- acre tract. The subject site is located on the east side of Mid Rivers Mall Drive, south of Grand Teton Drive. (Ward 2)
- b. Ryehill Manor: east side of Mid Rivers Mall Drive, south of Grand Teton Drive. (Ward 2)

**i. ELECTION OF OFFICERS**

- 1. Declaration of Vacancy of the office of Chairman**
- 2. Nomination and Election of Chair for remainder year**